



CITY OF MT. SHASTA

305 North Mt. Shasta Boulevard
Mt. Shasta, California 96067
(530) 926-7510 • Telephone
(530) 926-0339 • Fax

March 10, 2009

Dept. of Housing and Community Development
Division of Housing Policy Development
PO Box 952053
Sacramento, CA. 94252-2053

Governors Office of Planning and Research
PO Box 3044
Sacramento CA. 95812-3044

RE: General Plan annual Progress report

Enclosed is the City of Mt. Shasta annual General Plan Progress Report. This report includes building permit activity and reports on implementation of the housing element as well as the 2007 General Plan.

If you have comments or further questions please contact me at (530) 926-7517.

Thank You,

A handwritten signature in black ink, appearing to read "Keith McKinley".

Keith McKinley, AICP, MRTP
City Planner
City of Mt. Shasta

HOUSING POLICY
DEVELOPMENT, HCD

MAR 17 2009

CITY COUNCIL AGENDA ITEM #11

Date: March 9, 2009

To: City Council

From: Keith McKinley, City Planner

RE: General Plan Annual Progress Report

Recommendation

1. Accept 2009 Annual General Plan Progress Report required by State of California.
3. Direct staff to forward the report to the Governors Office of Planning and Research and HCD.

Purpose of Annual Report

Section 65400 of the State of California Government Code requires the planning agency of cities to provide an annual report to their legislative body, Governors Office of Planning and Research (OPR), and Housing and Community Development (HCD) on the status of the plan and progress in its implementation. The intent of the annual report is to provide the local legislative body information regarding the implementation of the General Plan. The annual report is intended to provide enough information to identify “course adjustments” or modifications to the General Plan, if necessary.

Contents of This Annual Report

This report is prepared for the 2007 calendar year and includes the following sections:

1. Introduction and Overview
2. Last Updates of General Plan and Housing Element.
3. Housing Element Update.
4. Housing Element Reporting Requirements.
5. Construction Activity.
6. Amendment to the General Plan.
7. Implementation Activities.

1. Introduction and Overview

Government Code Section 65400 requires the annual reports to be complete and submitted to the state by April 1 of each year. The City of Mt. Shasta keeps records of building permit activity on a *calendar* year basis. To achieve compliance the State regulation easier in the future, these annual reports are done on a calendar year basis.

We are in a favorable position since we have a recently updated general plan ready to begin implementation. In the short time the General Plan has been in effect, we have made progress on

fundamentally major implementation measures: Bicycle and Alternative Transportation, Capital Improvement Planning, and Development Impact Fee investigations.

The Housing Element implementation has progressed, despite the moratorium, but building has stalled due to the economic problems of 2008.

Since the adoption of the Housing Element, the City has approved permits for construction of some moderate priced rental housing, 11 units of senior “very low income” housing, processed and passed numerous Parcel Maps, and approved a 9 unit subdivision that has but one home finished, and have in stock the required supply of land that is zoned for both single family and multi-family residential uses. However, little building has occurred since the 2008 progress report. The economical downturn has slowed building to a trickle.

However, we remain compliant with our prorated needs. Not only are we compliant with our RHNA obligations, but the next Housing element period’s projected RHNA have decreased substantially, thus the future needs are easily met for land supply.

2. Last Updates of General Plan

The last comprehensive update to the General Plan was adopted by City Council August 22, 2007. The Recommendation of the Planning Commission was to move forward with the Draft Code and a General Plan Amendment that applied to the land use designation of selected parcels. The reason for the amendment was to achieve consistency between the 2007 General Plan and the Zoning Code. The action has not been adopted by the City Council as of January 26, 2009.

3. Housing Element Update

The Draft Housing Element was submitted in March 22, 2004, and after input from HCD, revisions were made and the final document was adopted on May 23, 2005.

The City of Mt. Shasta Housing Element will be updated this year. Staff has attended workshops by HCD and has reviewed our current Housing Element. The most recent workshop was held December 17, 2008. Staff is currently preparing an RFP for assistance of the City’s housing element and reviewing current needs.

4. Housing Element Reporting Requirements

Government Code Section 65400 mandates that cities include in their annual report the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing (as defined in Government Code Sections 65583 (c) (3) and 66584).

In late 2005 the city enacted a development moratorium due to capacity problems in our wastewater main interceptor line. The moratorium did not prohibit all development, but there was a perception of a constraint to issuing new building permits. The fact is the number of building permits issued did not show a radical drop as a result of the moratorium.

In 2006, the City modified the moratorium to allow for 10 house new development connections per year. The City has issued 50 building permits for residential units over the last 4 years (See building permit activity in Attachment 1).

Table B (see Attachment 4) shows the City's progress toward achieving our RHNA requirements. The city is not required to construct the dwelling units, but is required to provide enough appropriately zoned parcels for that need. The housing element Land Inventory indicated that there is an adequate number of sites zoned for all housing needs.

The progress report for the Housing Element is included as Attachment 5 (Table C). Government Code Section 65400 requires the housing element progress report to be submitted on the forms provided by HCD, thus those are what is used. The completed forms are provided as Attachment 2, 3, 4, and 5. Attachment 5 is the Housing Element progress report for the years 2004-2007.

Production of Housing.

Attachment 1 provides building permit activity the year 2008. . This information is also provided in the required HCD format in Attachment 2..

The building permit activity is low. We issued permits for two single family residential units and 1 manufactured home. Total permit activity was for 3 new residential dwellings.

Special needs populations.

No new housing was built for special needs populations

Housing Needs Assessment Implementation

The City Council denied the proposed annexation of the Orchard Property for "workforce Housing."

5. Construction Activity

Refer to Attachment 1 – Building Permit Activity, and Attachment 2 – Tables A, A2, and B.

6. Amendments to the General Plan

A comprehensive update of the General Plan started in 2005 and was adopted on August 22, 2007. No amendments have been completed. However, the update of the Zoning Code includes some amendments to the Land Use Designation Map. Certain properties are slated for a change in the land use designation to reflect current development and to be consistent with existing uses.

7. Implementation Activities:

Since the adoption of the General Plan in August 2007, the City has taken some significant steps toward implementation of the General Plan as of December 2007. Related programs and implementation status is as follows:

Goal LU—4. Facilitate housing in a logical pattern.

Progress: The draft Land development Code includes adjustments that aid in enduring development consistent with this policy. For example:

- Would allow development in slightly higher densities, especially on streets other than collectors and arterials.
- Provide process for Planned Developments
- Density transfer clarified
- Streamline process for mixed use

Goal LU-10: Develop and regularly update a Capital Improvement Program.

Progress: The city has completed the draft of the Capital Improvement Program.

Goal LU-16 – Maintain Wastewater Collection System

Progress: The City recently completed interceptor line project to upgrade the main wastewater interceptor line. The partial moratorium was lifted as a result.

LU-18.1a and LU- 19.1c, Development Impact Fees.

Progress: The Development Impact Fee study has been completed up to the Fee Study. At the January 26th, 2009 City Council meeting, the draft Impact Fee Study was discussed and council directed staff to move forward with a fee program.

Goal CI- 8: Promote safe and efficient pedestrian and bicycle transportation and other modes of non-motorized transportation.

Implementation CI-8.1d: City should create an Alternative Transportation Advisory Committee.

Progress: The Alternative Transportation Advisory Committee has been formed and a Bicycle Transportation plan has been adopted by city council. The bicycle plan is yet to be submitted to the local transportation commission. It is anticipated that the plan will be reviewed by LTC and BFU in spring 2009.

Goal NZ-1: Protect City residents from harmful and annoying effects of exposure to excessive noise.

Implement by NZ-1.1: Enact a Noise Control Ordinance.

Progress: A Noise Ordinance was presented, but was denied due to a 2-2 tie vote. The ordinance could be proposed at a later date.

Housing Element

Progress on the Housing Element, shown in Table C, is provided in **Attachment 3**. An RFP has been released for the purpose of completing the Housing Element for August 2009. A contract will be forthcoming with work beginning in April 2009.

Conclusion:

Implementing the General plan is ongoing. The City is also updating the Zoning Code. The purpose is, among other things, to achieve consistency with the General Plan.

Attachments:

1. Building Permit Activity from City Records 2008
2. HCD Forms
 - a. Table A for Housing Element Progress Report for 2008
 - b. Table A-2 for Housing Element Progress Report for 2008
 - c. Table B. RHNA progress 2008
3. Table C – Housing Element Implementation 2008

**City of Mount Shasta
2008 BUILDING REPORT**

NEW HOMES

1512 Kylynn Court	\$ 174,600	May
410 Alder	\$ 92,150	Oct

DUPLEX/TRIPLEX

None to report

CDBG REHAB

None to report

MANUFACTURED

1220 N Mt Shasta Blvd	\$ 6,092	Nov
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DEMO

107 South A Street	\$ -0-	Jul
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PERMIT ACTIVITY

Number of Permits Issued	78
Plan Check Fees	\$ 5,836.64
Water Hookup Fees	\$ 9,713.30
Sewer Hookup Fees	\$ 12,183.15
Drainage	\$ 200.00
Other	<u>\$ 14,890.81</u>
Total Permit Fees	\$ 42,823.90
Total Valuation of Permits	\$1,033,362.45

Prepared by: Rhonda Monaghan 1/14/2009
Finance Department

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	City of Mt. shasta	
Reporting Period	Jan-08 - 31-Dec-08	

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information				Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4	5	6	7	8
Project Identifier (may be APN No., project name or address)	Category	Tenure R=Renter O=Owner	Affordability by Household Income	Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income				
1512 Krylynn Court 410 Alder St 1220 N. Mt. Shasta Blvd	O	O	1	1	1	1	
				1		1	
				1		1	
				0		0	
(9) Total of Above Moderate from Table A2	►	►	►	►	►	►	
(10) Total by income units (Field 5) Table A	▼	▼	▼	1	2	3	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Mt. shasta		
Reporting Period	Jan-08 -	31-Dec-08	- - -

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate		2				2

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Reporting Period	City of Mt. shasta	Jan-08 - 31-Dec-08
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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period	City of Mt. shasta	Jan-08 -	31-Dec-08
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Table C Program Implementation Stat

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65553. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.	Status of Program Implementation

TABLE C

HOUSING ELEMENT PROGRAM IMPLEMENTATION STATUS

Program	Policy	Timeline	Status
HO-1	Provide an adequate supply of sound, affordable housing for existing and future residents of Mount Shasta, consistent with county wide needs and without regard to the race, age, religion, sex, marital status, ethnic background or personal disabilities of those persons		Continuing.
HO-2:	Encourage construction of approximately 135 new housing units (including single family as well as multi-family) Over the five-year implementation period (2004-2008); the 135 units will be needed to meet needs generated by population growth and the City's share of the Regional Housing Demand.	Planning period	The growth rate is significantly lower than the stated projections. Typically 176 units would represent significant growth for the City. During the period the current HE has been in effect (2004-2007), building permits for 50 dwelling units have been issued. Litigation is pending on a 40 unit subdivision that would've added 40 detached single family residential dwellings to the supply. The city council rejected the

		proposed annexation of land for detached moderate income housing.
Program HO-2.1:	The Land Use Element designates adequate land to support identified housing construction needs. Appropriate zoning shall be maintained or applied to these lands to ensure availability for development during the planning period.	Annual review
Program HO-2.2:	Planning Department will continually review and encourage constructive criticism of its permit process in order to minimize costs and time required to process housing development permits.	<p>Continually</p> <p>Planning Department has, and continues to, review the processes for development and made changes to certain ordinances. Up to now we've updated the Title 17 for clarity and removed a step in the parcel Map process (subdivisions, Completed 2006 and 2007). Costs have remained the same for processing applications.</p> <p>Note that the City Council reviewed the connection fees in the fall of 2007 and found that based on the study conducted they were <i>too low</i>. Hence in 2007, adopted new connection fees. Since the 2008 progress report, no adjustments to fees have been discussed. However, the City's fees are significantly lower than many</p>

			cities in the vicinity and throughout the state.
Program HO-2.3:	Planning Department will revise the information handouts for permit applicants annually, or when changes are made that affect information.	Annually	Planning Department has completed revisions of a majority the application and planning handouts and they are now currently posted for download on the City website. The revisions will continue and it is planned that all information and handouts will be downloadable from the website. Staff is currently assisting the Commission and consultants revising the Zoning Code which may include changes to design review, adopting local CEQA Guidelines, Home Occupations, the nature of how residential uses are allowed in commercial zones (AKA Mixed –use). The changes will be incorporated into the information available. Since last review certificate of compliance checklist, CEQA guidelines, and design review have been added.
Program HO-2.4:	Prior to adoption of any policy or regulation which could significantly impede the development of housing, The Planning Commission and City Council will consider the	Annual Review	As mentioned above, the City adopted the new increased connection fees. The City

<p>adverse effects of the policy or regulation on the City's ability to provide housing; and minimize to the degree feasible adverse effects.</p>	<p>council did so after public review and public hearings and testimony was provided for consideration. The Council discussed the possibility and impact the new fees may have on residential development, but found that in general the long term effects of the low fees would impact the City's ability to provide service to all land uses. In addition, the City has completed a Development Impact Fee Study. The study was reviewed and accepted. A Impact fee ordinance is pending.</p>	
<p>Program HO-2.5: With all due financial consideration and consistent with other General Plan policies, encourage, participate and cooperate in extension of City services to currently un-served areas, including direct financial participation when deemed appropriate by the City Council.</p>	<p>Annual Review</p>	<p>The City has not had an opportunity to do so as of December 2008. We have proposed an annexation of City Owned property, but the project was rejected by the Council, in January 2009. The project was intended to provide opportunity for "work force" housing at this city owned site.</p>
<p>Program HO-2.6: The City will not place any condition on approval of a residential project (which lowers the proposed density) if the project otherwise conforms to the General Plan, Zoning and/or development policies in effect, unless the findings required by Government Code Section 65589.5 are made.</p>	<p>Continually</p>	<p>Only one project was proposed that this would be applicable. The Moss Mountain Meadows project had the necessary discussions in the staff report</p>

			and resolution supporting the subdivision. No other projects had been proposed for densities lower than permitted.
Program HO-2.7:	The City Zoning Ordinance allows residential uses within the CBD on second floors and above in commercial structures. Encouragement of this concept will continue as a means to provide additional affordable and convenient housing.	Continually	This is ongoing. Specifically, as the land development code nears public hearings, the proposed changes will remove some constraints to developing mixed use projects.
HO-3.0	Numerical objectives are established for low-moderate income housing for the planning period.	Annual progress review;	The City has been working with C.H.I.P on to obtain loans for rehabilitating Alder Gardens Apartments. These are low income units. No meetings have occurred. There have been no opportunities outside of the work with CHIP to offer low income housing. the building activity has slowed considerably.
Program HO-3.1:	Encouragement and Coordination. The City will assist private and non-profit organizations in the development of low- and moderate-income housing where such development does not conflict with other policies and provisions of the General Plan and City ordinances. Assistance will include; maintenance of relationships with funding and facilitating agencies and organizations, site identification and local, state, and federal permit assistance.	2005	The City council has revised the connection fees. However, the result was that they have been raised. This was necessary to continue to perform upgrades to our collection system and other needs for wastewater and

	<p>The fees for building permits, and costs for improvements can, and have in some cases, been waived or modified for certain rehab projects. For example, CDBG re-hab projects were completed without required improvements and Building permit fees were waved. The fee adjustments are typically done on a case by case basis. Nothing has changed since the last annual report period.</p>	<p>No projects were proposed. Staff would recommend bonuses when applicable. Note that the Land Development Code update includes updated approach to density bonuses.</p>
Program HO-3.3:	<p>A 25% density bonus shall be granted to qualifying projects, pursuant to Government Code 65915. The zoning ordinance shall be updated to address density bonuses pursuant to the Government Code.</p>	<p>Ordinance to be updated and bonuses to be applied upon compliance with related Government Code standards.</p>

Program HO-3.4 The City shall encourage, coordinate with and support agencies and organizations operating rental and mortgage subsidy and self-help housing programs. The City will refer persons interested in developing low-cost housing to appropriate government and non-profit agencies for assistance. Those provisions of the City's ordinances which support affordable housing, i.e., second dwellings, group homes, density bonuses, etc., will be made available to the public in the form of "an affordable housing information brochure."	Continuous coordination as necessary, and completion of the brochure in the fall, 2005.	As the Land Development Code develops, changes to the code pursuant to this policy will emerge. Upon completion of the codes, Planning Department will produce and make available the information as per the stated policy. Working with CHIP on the rehab of alder gardens is ongoing, but not complete at this time.
Program HO-3.5: The City will conduct, through a CDBG Grant, a Housing Needs Study/Affordable Housing Strategy.		2004-2005 Completed.
Program HO-3.6 Upon completion of the Housing Needs Study/Affordable Housing Strategy noted in Program HO-3.5, the City will make available to the public a summary of the report, locations of sites suitable for affordable housing, a summary of applicable standards, funding options and any other information that would aid a potential developer. (This could be an expansion of the brochure prepared in Program HO-3.4.)	Spring 2006 or within 4 months after completion of the study.	Completed
Program HO-3.7 The City shall update the vacant lands inventory by adding wetlands, topographic or other physical constraints.	Summer 2006	This will need to be discussed in terms of budgeting for the 2008-2009 fiscal year or later. Up to now the city has not had the funds to complete this task. Since the last reporting period, no budget items were approved that would enable an

		inventory of wetlands on our vacant lands. In some cases, however, biological assessments have occurred as applications for development are submitted.	
Program HO-3.8:	During the General Plan update the City will identify additional lands which could be suitable for higher density affordable housing density, and/or areas where multi-family housing densities could be increased.	Spring 2006	The General Plan update resulted in identifying additional lands for higher density. It was found that by removing the constraints imposed on sites based on the street classification (formerly known as Table E), that new areas are now developable to higher densities consistent with the General Plan Designation.
Objective HO-4:	Minimize the effect of any new mitigation, sewer and drainage fees on provision of housing for low-and moderate income persons.	Continually	There has not been any proposals where this policy can be implemented. Development has slowed due to the moratorium. Fees have been raised, but City council has not made those provisions as of December 2008. When considering the Development Impact Fees, city Council should complete this task. We anticipate that to occur this year if Impact Fees are adopted.
Program HO-4.1:	At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low-and moderate income households. Provisions should be included for	Continually	The City has contracted with a consulting firm to investigate and recommend,

<p>potential fee reductions or other cost reductions for projects where 25% or more of the housing would be dedicated to low-and moderate-income persons when a covenant is signed assuring continued use by low- and moderate-income households.</p>	<p>Program HO-4.2: The City will continue to review its planning, permitting and environmental review programs to identify any potential constraints to housing development and means by which those constraints may be reduced.</p>	<p>if appropriate, development impact fees. The City Council will then be required to consider the fees pursuant to the stated policy as per the General plan.</p>	<p>As the land development code is adopted, certain constraints are proposed to be lessened such as for mixed use projects. As mentioned in a prior section, Planning Department has and continues to, reviewed the processes for development and made changes to certain ordinances. Up to now we've updated the title 17 (subdivisions) for clarity and removed a step in the parcel Map process. Costs have remained the same for processing applications. Note that the City Council reviewed the connection fees in the fall of 2007 and found that based on the study conducted they were <i>too low</i>. Hence in 2007, adopted new connection fees.</p>
	<p>Program HO-4.3:</p>	<p>The City, during the update of its General Plan, will modify the residential density limitations related to street classification to be consistent with the densities allowed by the Zoning Ordinance.</p>	<p>Fall 2005</p>

Objective HO-5:	Rehabilitate, or seek funding to allow rehabilitation of, an average of five housing units per year during the planning period. Facilitate weatherization of an average of 10 homes per year during the planning period.	The City has completed 6 rehabilitation projects through CDBG funding since the adoption of the Housing Element. None since last progress report.	
Program HO-5.1	The City will make applications for CDBG rehabilitation grants during the planning period.	2004	Current
Program HO-5.2:	The City will, as such information becomes available, notify or cooperate in notification of owners of homes in need of rehabilitation or weatherization about programs which could help meet rehabilitation needs.	Continually	Current.
Objective HO-6:	Over the planning period (2004-2008), support preparation for development of adequate building sites for a minimum of 176 dwelling units.	Continually	Parcel maps and subdivisions continue to be processed. Since 2004, 9 parcel map projects have been approved. One 40-unit tentative map was approved. New RHNA requirements have been issued for the next housing Element period. They are significantly lower than the current figures. The City has no problem meeting those numbers.
Program HO-6.1:	Subject to availability of funding, the City will work with developers of housing located outside existing sewer and/or water service areas, or in areas where existing systems are	Continually	No opportunities for this policy have occurred. If one does occur, this policy would

	at or near capacity, to develop or improve essential utility systems to facilitate housing development. City assistance may involve direct participation in improvements or cooperation in the formation of assessment districts or other means of financing necessary improvements.	be subject to LAFCo.
Program HO-6.2	The City will continue to develop and implement plans to expand domestic water and sewage collection and treatment systems such that planned development over the General Plan 20-year time frame can be accommodated.	The 2007 General plan update included policy to begin work toward a Capital Improvement Plan, and a Specific Plan for the Springhill Area. Housing construction goals identified in Objective HO-6 can be achieved without expansion of existing facilities. The October 2003 report by PACE, Civil, Inc provided programmatic tasks that would expand the capacity of WWTP to 75 MGD by summer 08
Objective HO-7:	Conserve existing affordable housing wherever possible.	The City and CHIP sought and obtained grants to preserve "Alder Gardens" via a state and federally funded rehabilitation program. This was a two year project that was rejected once, yet recently the funds were granted.
Program HO-7.1:	In rezoning, permit or other discretionary decisions, the City shall consider the potential effects of the decision on affordable housing, particularly for low and moderate-income households.	Continually No rezone projects have been submitted. However, the City is moving toward pre-zoning an area for

			annexation of property owned by the City. The purpose of the project is to provide work force housing opportunities.
Program HO-7.2	The City will, periodically during the planning period, conduct visual inspections of housing conditions, identifying homes in need of maintenance. The Building Department will notify the owners of the need and offer assistance as appropriate.	Annually	The city has not participated in this beyond the rehabilitation programs parameters.
Program HO-7.3	The City will continue to offer free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve existing housing. The City will encourage, and participate in as appropriate, the activities of other agencies promoting homeowner maintenance and improvement self-help skills.	Continually	Building Department is accessible for these inquiries.
Program HO-7.4	The City will respond to the property owner on any Federal or State notices including Notice of Intent to Pre-pay, owner Plans of Action, or Opt-Out Notices on local projects. The City will meet with and assist those organizations desiring to maintain affordable housing in the City. Financing: CDBG/Housing Rehabilitation Revolving funds and General Fund	As needed upon receipt of notices	Nothing to report as of this writing.
Program HO-7.5	The City will assist in the search for gap funding for "at risk" projects that may decide to pay off existing assisted loans during the course of the planning period. Financing: CDBG/California Housing Finance Agency, State HCD, etc.	As needed upon receipt of notices	City cooperated with CHIP to provide some aid as stop gap funding for the rehab of Alder Gardens apartments. Funding was granted.
Program HO-7.6:	The City will develop and maintain a current list of entities qualified and interested in participating in the offer of	2005	No action taken for this measure

	Opportunity to Purchase and Right of First Refusal (Per Government Code 65863.11) Financing: General Fund		
Objective HO-8	Encourage construction of new, or dedication of existing, housing units to meet identified special needs.		This is ongoing. However, no projects have been proposed.
Program HO-8.1:	Review building codes regarding door sizing, fixture placement and other provisions related to handicapped access, and prepare an ordinance which would impose standards which promote improved handicapped access for all multi-family housing, suggesting one handicap unit for every 4 units constructed.	2005 then annual update and review	No action taken for this measure, however, we have required in some cases when reviewing a fourplex, that downstairs be adaptable to ADA
Program HO-8.2:	The Building Department shall distribute copies of state standards for handicapped design to local builders, building designers and architects.	Continually	This is done by request.
Program HO-8.3:	Actively enforce handicapped-related provisions of the Uniform Building Code, Title 24, the Disabled Americans Act, and the Municipal Code.	Continually	This is standard procedure
Program HO-8.4:	Develop a "reasonable accommodation" policy to be adopted by the City Council which would direct the staff on ways to assist handicapped individuals in matters affecting City action and ordinance administration. This would include current practices of assisting handicapped persons through the permit and zoning process; plus accommodations at public meetings; and possible modifications to the zoning ordinance such as giving administrative approval in circumstances where a minor variance may be needed to accommodate a handicapped individual. After adoption by the Council, this policy should be published in a manner which is readily available to the public, including the City website.	Fall 2005	No action taken on this measure.

Objective HO-9:	Facilitate weatherization of an average of 10 homes per year during the planning period.		Records are not kept for weatherization. This program is administered through Great Northern corp.
Program HO-9.1:	The City will support PP&L and Great Northern's energy audit and weatherization programs and provide referrals and participate in informing, households that would potentially benefit from these programs.	Annual meeting with program providers	City supports this, but as mentioned above no records are kept at City Hall.
Objective HO-10:	Maintain existing services provided by other agencies to the homeless		
Program HO-10-.2:	The zoning ordinance should be amended to specifically address group homes of 6 or less persons and 7 and more persons. The definition of group home shall include homeless shelters, transient housing as well as other group housing accommodations considered to be residential uses by the State Government Code.		The land development code is proposed with these provisions or similar. It has not been adopted as of this writing.
Program HO-10.3	During the review of discretionary permits for group housing, homeless shelters, transitional housing and other special need groups, the City shall to the extent practical without impacting nearby neighborhoods, keep standards as minimal as possible as a means to maintain affordability.	During application processing	No applications during Housing element planning period.
Program HO-10.1:	Support activities of existing agencies and organizations in meeting needs of the homeless, by providing referral services to families and individuals needing food and or shelter.	Annual meeting with program providers	No opportunities have arisen.
Objective HO-11:	Equal access to housing to all persons in the community without regard to race, religion, sex, marital status,		

	ancestry, national origin or color.		
Program HO-11.1:	City staff will refer all complaints regarding housing discrimination of any kind to the State Department of Fair Employment and Housing. The City will monitor such complaints by checking with the affected agency and the complainant, and consider the need for further action if a trend develops, or the complaint is not resolved.	Continuous as complaints are received.	compliant
Program HO-11.2:	The City will provide information to the public at social service centers, the senior center, City Hall, the library, housing projects participating in HUD Section 8 Programs, and other semi-public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, handicapped, and lower-income families	Summer 2005	City currently provides this information at city Hall.
Objective HO-12:	Maintain compliance with Housing Element law and consistency between the Housing Element and General Plan elements at all times.		Ongoing and compliant. Land Development is being updated, and General Plan was recently updated. This will be confirmed at adoption.
Policy HO-12.1:	Maintain compliance with State housing element law and guidelines.	Review State Housing Policy Department suggestions and submit to Planning	See above.

		Commission n continually	<u>Housing element is current, but will be updated by August 2009.</u>
Program HO- 12.2	The Housing Element shall be reviewed annually to incorporate projected census data and any new provisions of applicable state codes as appropriate. Consistency of the proposed new Element versus other existing General Plan elements shall be reviewed prior to adoption.	Annually	Public Hearings were held during the adoption of the current Housing element. Updating General Plan was the subject to many public workshops. They were followed by public hearings and an EIR was reviewed and adopted. Many opportunities were given for anyone to provide input.
Objective HO-13:	That every interested resident of Mount Shasta is made aware of the Housing Element preparation process and has an opportunity for meaningful participation in the process.		Housing Element will be updated in the fiscal year 2008-2009.
Program HO- 13.1:	Repeat and/or expand public notification and discussion opportunities during future Housing Element revision. The City shall have a draft housing elements available at City Hall and shall release a public notice to that effect 2 weeks before public discussion. A news release shall also be provided in the local newspaper. The notice shall be posted at local governmental agencies that primarily serve low income families. Additionally the notice and copies of the Housing Element shall be provided to local housing advocate groups. These groups will also be advised of the pending "housing needs study" and will solicit their input on both the Housing Element and the pending study.	Annual if required	



A	APN	Owner 1	S House #	S Str
1	057-411-020-000	ELLINGSON KRISTOFER & MARSHA NAPIER TRUST		211 MC CLOUD
2	057-411-030-000	KING DENNIS P & DEBRA		

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